

# CITY OF CHARLESTON TECHNICAL REVIEW COMMITTEE (TRC)

**RESULTS** 

## Site Plans and Subdivisions

2/16/2017

843-822-8784

SITE PLANS, PRELIMINARY SUBDIVSION PLATS, ROAD CONSTRUCTION PLANS AND PHASING PLANS

A meeting of the City of Charleston Technical Review Committee was held at 9:00 a.m. on the above date in the Building Inspections Conference Room, 1st Floor, 2 George St. The following applications were reviewed:

#### #1 782 RUTLEDGE AVENUE

SITE PLAN

Project Classification: SITE PLAN

Address: 782 RUTLEDGE AVENUE

Location: PENINSULA TMS#: 4631502106 Acres: 0.21

# Lots (for subdiv):

# Units (multi-fam./Concept Plans): 4

Applicant: BRADLEY DAVIS Zoning: DR-1F Contact: BRADLEY DAVIS

Misc notes: Construction plans for a four unit residential development (3 new structures)

bradleycdavis1@gmail.com

RESULTS: Revise and resubmit to TRC.

#### #2 FAIRCHILD STREET OFFICE

SITE PLAN

Project Classification: SITE PLAN

Address: 146 FAIRCHILD STREET

Location: CAINHOY TMS#: 2750000062 Acres: 11.69

# Lots (for subdiv):

# Units (multi-fam./Concept Plans): Zoning: DI-GO

RESULTS: Revise and resubmit to TRC.

new BP approval tracking

✓ new BP approval tracking

Submittal Review #: 1ST REVIEW

Board Approval Required: BZA-SD

Owner: DL4 LLC

City Project ID #: 160301-782RutledgeAve-1

City Project ID Name: TRC\_SP:782RutledgeAve[4units]

City Project ID #: 170131-FairchildSt-1

City Project ID Name: TRC\_SP:FairchildStreetOffice

Submittal Review #: PRE-APP Board Approval Required: DRB

Owner: 146 FAIRCHILD STREET, LLC

Applicant: RCB OFFICE LLC 843-991-7239 Contact: MATT CLINE matt@clineeng.com

Misc notes: Construction plans for a new office building on the existing office development site.

### #3 511 MEETING STREET APARTMENTS

SITE PLAN

Project Classification: SITE PLAN Address: 511 MEETING STREET

Location: PENINSULA TMS#: 4590503080-084, 088

Acres: 1.25

# Lots (for subdiv): # Units (multi-fam./Concept Plans): 221

Zoning: MU-2/WH

✓ new BP approval tracking

City Project ID #: 150707-MeetingSt-2

City Project ID Name: TRC\_SP:511MeetingStreetApartments

Submittal Review #: 4TH REVIEW Board Approval Required: BAR, BZA-SD

Owner: 511 MEETING STREET, LLC

Applicant: ADC ENGINEERING, INC. 843-566-0161 Contact: JEFF WEBB jeffw@adcengineering.com Misc notes: Construction plans for a 221 unit residential development with retail space on ground level and associated improvements.

RESULTS: Minor comments provided. Revise and resubmit pdf's (in-house) to TRC members as needed. After in-house approval submit 6 copies + cd of pdf to Zoning for stamping.

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#### #4 OVERTURE COBURG ROAD

new BP approval tracking SITE PLAN

City Project ID #: 161118-CoburgRd-1 Project Classification: SITE PLAN

Address: COBURG ROAD City Project ID Name: TRC\_SP:OvertureCoburg

Location: WEST ASHLEY Submittal Review #: 1ST REVIEW TMS#: 3490800001 & 3491200011 Board Approval Required: PC, BZA-SD

Acres: 6.15 # Lots (for subdiv): Owner: ST ANDREWS PARISH, LLC

# Units (multi-fam./Concept Plans): 198 Applicant: SEAMON, WHITESIDE & ASSOCIATES, INC. 843-884-1667 Contact: PATTERSON FARMER Zoning: PUD pfarmer@seamonwhiteside.com

✓ new BP approval tracking

Misc notes: Construction plans for a 198 unit multi-family development and associated improvements.

RESULTS: Revise and resubmit to TRC.

#### #5 EAST BAY APARTMENTS (ESP)

SITE PLAN

City Project ID #: 161228-655EBaySt-1 Project Classification: SITE PLAN

City Project ID Name: TRC\_SP:EastBayApartments[EarlySitePackage] Address: 655 EAST BAY STREET

Location: PENINSULA Submittal Review #: **1ST REVIEW** TMS#: 4590604019, 020 Board Approval Required: BAR, BZA-SD Acres: 0.99 # Lots (for subdiv): Owner: EAST BAY APARTMENTS, LLC

# Units (multi-fam./Concept Plans): 51 Applicant: THOMAS & HUTTON ENGINEERING CO. 843-725-5229 Zoning: MU-1/WH Contact: BRITTANY BOWERS bowers.b@thomasandhutton.com

✓ new BP approval tracking

Misc notes: Early Site Package construction plans for new residential apartment building(s) and associated improvements.

RESULTS: Revise and resubmit to TRC.

#### #6 SHADE TREE, PHASE 4 (ROADS/ROUNDABOUT) ROAD CONSTRUCTION PLANS

Project Classification: MAJOR SUBDIVISION

City Project ID #: 161215-Cane SlashRd-1 City Project ID Name: TRC\_RC:ShadeTreePhase4[Roads/Modified] Address: CANE SLASH ROAD

Location: JOHNS ISLAND Submittal Review #: 2ND REVIEW TMS#: 2780000043 Board Approval Required: PC, BZA-SD Acres: 87.797

# Lots (for subdiv): Owner: PULTE GROUP

# Units (multi-fam./Concept Plans): Applicant: HLA, INC. ENGINEERING & LAND SURVEYING 843-763-1166 Zoning: PUD Contact: JOHN LESTER jalester@hlainc.com

Misc notes: Road construction plans for a modified Phase 4 of the Shade Tree subdivision to include a traffic circle.

Minor comments provided. Revise and resubmit pdf's (in-house) to TRC members as needed. After in-house approval submit 6 copies + cd of pdf to Engineering for stamping.

#### #7 JOHNSTON POINTE, PHS. 2

✓ new BP approval tracking SUBDIVISION CONCEPT PLAN

City Project ID #: 170131-Murray WoodRd-1 Project Classification: MAJOR SUBDIVISION City Project ID Name: TRC\_CP:JohnstonPointPhase2 Address: 2887 MURRAYWOOD ROAD

Location: JOHNS ISLAND Submittal Review #: 1ST REVIEW TMS#: 3120000023 & 024 Board Approval Required: BZA-SD

Acres: 14.0 # Lots (for subdiv): 50 Owner: KENNITH L. GERVAIS

# Units (multi-fam./Concept Plans): 50 Applicant: THOMAS AND HUTTON ENGINEERING CO. 843-725-5222 Contact: EMILY SOTHERLUND sotherlund.e@thomasandhutton.com Zoning: SR-1

Misc notes: Subdivision concept plan for a new Cluster Development.

RESULTS: Revise and resubmit to TRC.

#### Thursday, February 16, 2017

Site plans and subdivisons are reviewed by the following: Dept of Planning, Preservation Sustainability, Zoning Division, GIS Division, Engineering Division, Engineering MS4, Dept of Parks, Dept of Traffic Transportation, Fire Dept and ADA/Legal Division. Individuals with questions concerning the above items should contact Tim Keane, TRC Chair and Director of the Department of Planning, Preservation and Sustainality at Innovation at (843) 724-3765. Files containing information pertinent to the above applications are available for public review at the City of Charleston Zoning Office, 75 Calhoun Street, Charleston County School District Building), Third Floor, during regular working hours, 8:30 a.m. to 5:00 p.m., daily except weekends and holidays.